The Farmhouse

West Duddo





The Farmhouse, West Duddo, Stannington, Morpeth, NE61 6BD

The Farmhouse is a unique and superb semi-detached period farmhouse. The property offers five bedrooms, three of which benefit from ensuite facilities, three reception rooms and an additional two acre plot of land. It also enjoys a superb front garden, rear courtyard, a large garage and extensive parking.

West Duddo is a peaceful rural hamlet set in the Northumberland countryside, surrounded by open farmland. Despite its tranquil setting, it is conveniently located within easy reach of Morpeth, providing access to a range of shops, schools, and amenities, while excellent road links connect to Newcastle and the wider region. The property is also conveniently positioned within approximately six miles of both Ponteland and Morpeth town centres, offering excellent accessibility to both locations.

Upon entering the property, you are welcomed by a spacious entrance porch with ample room for coats and shoes, which leads through to the main hallway. To the left is the study, featuring original wooden flooring, a charming fireplace and delightful views across the front gardens and land.

To the right of the hallway is the cosy lounge, complete with a working log burner and attractive fire surround, creating a warm and inviting living space while also enjoying views over the front aspect and the surrounding two acre plot. Leading from the lounge is the formal dining room, an elegant space with a beautiful open fireplace, dual aspect windows overlooking the front and side of the property and Karndean flooring. From the dining room you enter the impressive farmhouse style kitchen and breakfast room, which offers an excellent range of wall and base units, an electric AGA with companion module, Belfast sink, integrated dishwasher and fridge. This wonderful family space flows through to the utility room and WC.













The rear porch also provides access to the attractive paved courtyard. Beyond this is the substantial garage together with a block paved driveway offering parking for numerous vehicles.

On the first floor, the principal bedroom benefits from built in wardrobes, an ensuite shower room comprising a shower, WC and wash hand basin, together with elevated views across the front gardens and surrounding countryside. There are four further generously proportioned double bedrooms, two of which also enjoy ensuite facilities, making the property ideally suited to growing families or those looking to accommodate guests in comfort.

Externally, the property boasts a front garden, two acres plot of land, side and rear courtyard with a separate garage.

Services | Mains; Electricity & Water | Private Drainage | Tenure; Freehold | Council Tax; Band F

Price Guide: Offers Over £825,000

Ground Floor

Approx. 133.3 sq. metres (1435.0 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garages, approx. 22.7 sq. metres (244.7 sq. feet)

First Floor

Approx. 103.8 sq. metres (1117.0 sq. feet)



Main area: Approx. 237.1 sq. metres (2552.0 sq. feet)

Plus garages, approx. 22.7 sq. metres (244.7 sq. feet)

West Duddo Farm, Stannington, -















The Farmhouse, West Duddo



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2000. Paper Size – A4

SANDERSON YOUNG

Please note: This site plan is for illustrative purposes only and official boundaries will be confirmed from the title plan



SANDERSON
YOUNG

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